| 140.0 | 0003 | 0001.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 957,900 / | 957,900 |
| | | | | | USE VALUE: | 957,900 / | 957,900 |
| | | | | | ASSESSED: | 957,900 / | 957,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 2 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KERR RONALD/CHERYL |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 2 NEWPORT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KERR RONALD F & CHERYL L - |
| Owner 2: | - |
| Street 1: | 2 NEWPORT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Asphalt Exterior and 3158 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4714.000 | 505,300 | 3,500 | 449,100 | 957,900 |
| Total Card | 0.108 | 505,300 | 3,500 | 449,100 | 957,900 |
| Total Parcel | 0.108 | 505,300 | 3,500 | 449,100 | 957,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.37 | /Parcel: 303.37

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 89978

**GIS Ref**

**GIS Ref**

**Insp Date** 02/21/18

!10820!

## PREVIOUS ASSESSMENT

Parcel ID: 140.0-0003-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 505,300 | 3500 | 4,714. | 449,100 | 957,900 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 482,000 | 3500 | 4,714. | 449,100 | 934,600 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 482,400 | 3500 | 4,714. | 449,100 | 935,000 | 935,000 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 372,600 | 3500 | 4,714. | 421,100 | 797,200 | 797,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 368,200 | 3500 | 4,714. | 348,100 | 719,800 | 719,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 345,000 | 3500 | 4,714. | 320,000 | 668,500 | 668,500 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 345,000 | 3500 | 4,714. | 291,900 | 640,400 | 640,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 306,900 | 3500 | 4,714. | 286,300 | 596,700 | 596,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 11:24:38 |

**LAST REV**

| Date | Time |
|---|---|
| 04/19/18 | 11:14:15 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10820

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| POCHINI DAVID | 1221-198 | | 5/23/2000 | | 350,000 | No | No | | |
| | 845-96 | | 1/1/1901 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/19/2014 | 1031 | Re-Roof | 9,000 | | 8/19/2014 | | | Go over existing l |
| 4/15/2005 | 272 | Porch | 8,500 | | | | | 3 season porch, re |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/21/2018 | Inspected | BS | Barbara S |
| 12/15/2017 | MEAS&NOTICE | HS | Hanne S |
| 1/26/2009 | Measured | 336 | PATRIOT |
| 10/31/2005 | Permit Visit | BR | B Rossignol |
| 11/23/1999 | Mailer Sent | | |
| 11/17/1999 | Measured | 243 | PATRIOT |
| 7/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 89978 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4714 | | Sq. Ft. | Site | | 0 | 80. | 1.19 | 9 | | | | | | | | | 449,135 | | | | | | 449,100 | |

| Total AC/HA: | 0.10822 | Total SF/SM: | 4714 | Parcel LUC: | 104 | Two Family | Prime NB Desc | Brackett | Total: | 449,135 | Spl Credit | | Total: | 449,100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 11 - Asphalt | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1917 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.06176472 |
| Const Adj.: | 0.93981200 |
| Adj $ / SQ: | 179.615 |
| Other Features: | 107500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 686496 |
| Depreciation: | 181235 |
| Depreciated Total: | 505261 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

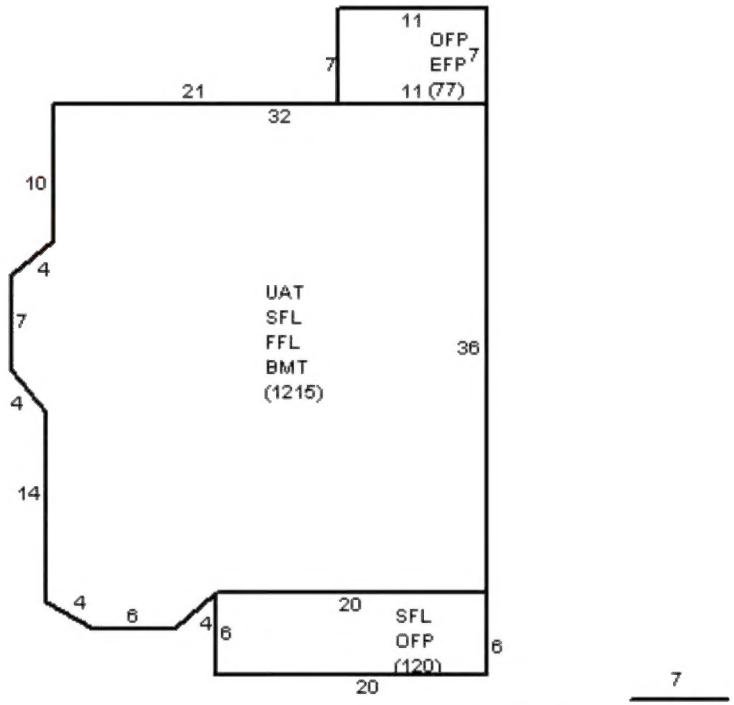
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 6 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 12 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 179.61 |
| Special Features: | 0 | Val/Su Net: | 116.35 |
| Final Total: | 505300 | Val/Su SzAd | 198.16 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,335 | 179.610 | 239,786 |
| BMT | Basement | 1,215 | 74.090 | 90,021 |
| FFL | First Floor | 1,215 | 179.610 | 218,232 |
| UAT | Upper Attic | 304 | 71.850 | 21,823 |
| OFP | Open Porch | 197 | 23.380 | 4,606 |
| EFP | Enclos Porch | 77 | 58.820 | 4,529 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,343 | | | Total: | 578,997 |
| Size Ad | 2550 | Gross Area | 5254 | FinArea | 3158 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

140.0-0003-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X20 | A | AV | 1950 | 26.36 | T | 40 | 104 | | | 3,500 | | | 3,500 |

| More: | N | Total Yard Items: | 3,500 | Total Special Featues: | | Total: | 3,500 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc